

**Subject:** RE: GC Recommendation

**From:** Robert Buente </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=c7b1814176124b59b21d8fda30e507d8-bbuente>

**Date:** 05/22/2018 11:47 AM

**To:** 'Ellen Riotto' <ellen@southpark.la>, Daniel Taban <daniel@jadeent.com>, Robin Bieker <robin@biekerco.com>, Channing Henry <channing@almadevelopment.com>

General Conditions at ~\$4,500/week seems high. If the GenCond number includes insurance, bonds, etc then I'm less offended. Hard costs of \$77.81/SF looks pretty good.

Robert Buente

President/CEO

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[bbuente@1010dev.org](mailto:bbuente@1010dev.org)

From: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)>

Sent: Tuesday, May 22, 2018 11:43 AM

To: Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com)>; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>; Channing Henry <[channing@almadevelopment.com](mailto:channing@almadevelopment.com)>; Robert Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)>

Subject: FW: GC Recommendation

FYI got our first quote back from a GC for the build-out.

I'll save you from having to open the file: \$525k

I'll pass along the other quotes as they come in.

From: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >

Date: Monday, May 21, 2018 at 5:05 PM

To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >

RE: GC Recommendation

Subject: FW: GC Recommendation

From: Joel Stensby [<mailto:joels@kprsinc.com>]  
Sent: Monday, May 21, 2018 10:32 AM  
To: Robin Bieker  
Cc: Assaf Nachshon  
Subject: FW: GC Recommendation

Robin,

Attached is a first draft. Many assumptions went into it.

We are available for a review.

Thx

Joel

<http://www.kprsinc.com/>

License # 751130

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Joel Stensby

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[joels@kprsinc.com](mailto:joels@kprsinc.com) <mailto:joels@kprsinc.com>

From: Assaf Nachshon  
Sent: Monday, May 21, 2018 6:01 AM  
To: Joel Stensby <[joels@kprsinc.com](mailto:joels@kprsinc.com) <mailto:joels@kprsinc.com>> >  
Subject: RE: GC Recommendation

Joel,

Here's our first pass.

Our assumptions:

Demo – complete interior demo. no abatement. We are assuming it's an exposed ceiling currently. I googled the building and it looks very low with bowed trusses. I can't imagine they have an acoustical ceiling inside.

Sawcut, break, remove – we are relocating the restrooms and will need to move utilities. We also assumed one floor tele/data/power in the conference room.

Steel – we made an assumption that the new sliding glass wall will require some overhead steel support. We also have minimal steel for the countertops in the restrooms.

Finish carpentry – we assumed solid surface countertops in the restrooms. We assumed plastic laminate casework for the kitchenettes with solid surface countertops.

Insulation – we carried insulation in new walls.

Roofing – we will have some patching at new exhaust fans for the restrooms.

Doors – to be solid core doors, western integrated frames, standard hardware (no glass or herculite doors)

Glass – glass wall in office 102 to be framed, 3/8". Sliding glass wall assumed to be La Cantina type or equal.

Drywall – assumed walls to be full height (open ceiling concept). Drywall ceiling in restroom. Drop down soffit at sliding glass wall. Level 4 finish throughout.

Ceramic Tile – assumes tile floors and 5'-0" wainscot in restrooms.

Acoustical Ceiling – none. We assumed an open ceiling concept.

Flooring – we have included an allowance of \$36/sy throughout the space.

Paint – we are painting all new surfaces and exposed ceilings.

Fire sprinklers – we are including relocating heads as required, although I'm not sure the building is sprinklered.

Plumbing – we have included 2 new kitchenettes and new plumbing fixtures in new restrooms.

HVAC – we assumed we are re-distributing ductwork only. No new equipment is included.

Electrical – we assumed all new distribution from panels. All new lighting throughout in open ceiling space plan.

Schedule – we have assumed a 12 week construction duration. (predicated on the glass wall lead time)

Please let me know if you need anything else.

Thanks-

Assaf

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Assaf Nachshon

Director of Preconstruction Services

RE: GC Recommendation

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From: Joel Stensby  
Sent: Saturday, May 19, 2018 6:42 AM  
To: Assaf Nachshon <[assafn@kprsinc.com](mailto:assafn@kprsinc.com) <<mailto:assafn@kprsinc.com>> >  
Cc: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >  
Subject: Fwd: GC Recommendation

Assaf,

See below and attached. They need a price. Please follow with Robin on questions.

Thx

Joel

Sent from my iPhone

Begin forwarded message:

From: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >  
Date: May 18, 2018 at 5:38:03 PM PDT  
To: 'Joel Stensby' <[joels@kprsinc.com](mailto:joels@kprsinc.com) <<mailto:joels@kprsinc.com>> >  
Subject: FW: GC Recommendation

Joel,

Here is the space requirement. Ellen informed me that she needs the quote prior to submitting the lease proposal.

Please forward to your TI guy that you introduced me to yesterday via text.

Thanks again.

Robin Bieker

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Thursday, May 17, 2018 4:33 PM  
To: Robin Bieker  
Subject: FW: GC Recommendation

SPBID is looking at new office spaces, and before we submit any official offer letters, I need to get a quote from a GC on the anticipated TIs. I'm attaching the as-is plans for a building on Hope, as well as the space plans put together by an architect. Is this something you have the bandwidth/interest to work on?

Thanks in advance,

Ellen

Ellen Riotto

Executive Director

—image001.png—



—image002.jpg—



—image003.jpg—



— Attachments: —

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image001.png	3.2 KB
image002.jpg	1.8 KB
image003.jpg	1.7 KB